



**FARMERS  
BRANCH**

**ORDINANCE NO. 3228**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR AN ACCESSORY BUILDING COVERING A LOT AREA GREATER THAN 120 SQUARE FEET ON LOT 6, BLOCK 1, CRESTWOOD ESTATES NO. 3, FARMERS BRANCH, TEXAS (COMMONLY KNOWN AS 3646 JANLYN LANE) WITHIN THE SINGLE FAMILY RESIDENTIAL 3 (R-3) ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:**

**SECTION 1.** The Comprehensive Zoning Ordinance of the City of Farmers Branch, be and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for an accessory building covering a lot area greater than 120 square feet within a Single Family Residential 3 ("R-3") zoning district, on property described as: Lot 6, Block 1, Crestwood Estates No. 3, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the Plat thereof recorded in Volume 477 Page 2209, Map Records, Dallas County, Texas (commonly known as 3646 Janlyn Lane, Farmers Branch, Texas ("the Property")).

**SECTION 2.** The accessory building to be located on the Property pursuant to the authority of this Ordinance shall conform in height, operation, location and construction to the development standards specified within the R-3 zoning district and in accordance with the Site Plan and Elevations attached as Exhibits "A" and "B," respectively, and incorporated herein by reference.

**SECTION 3.** In addition to the requirements of Section 2, above, the accessory building to be located on the Property pursuant to the authority of this Ordinance shall also conform in operation, location and construction to the following special conditions:

- A. The floor area of the accessory building shall not cover an area of the Property in excess of 224 square feet.
- B. No portion of the accessory building other than as provided in Paragraph C, below, shall extend into the alley easement or within three feet (3.0') of the east property line of the Property ("the East Side Yard") as shown on the Site Plan.
- C. The eaves of the roof covering the accessory building may extend up to, but not beyond, eighteen inches (18.0") into the East Side Yard.

**SECTION 4.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

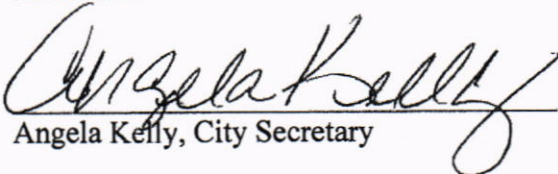
**SECTION 5.** If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

**SECTION 6.** Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

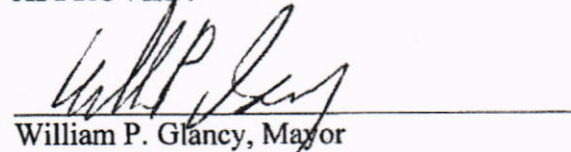
**SECTION 7.** This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, ON THIS, THE 21<sup>st</sup> DAY OF MAY, 2013.**

**ATTEST:**

  
Angela Kelly, City Secretary

**APPROVED:**

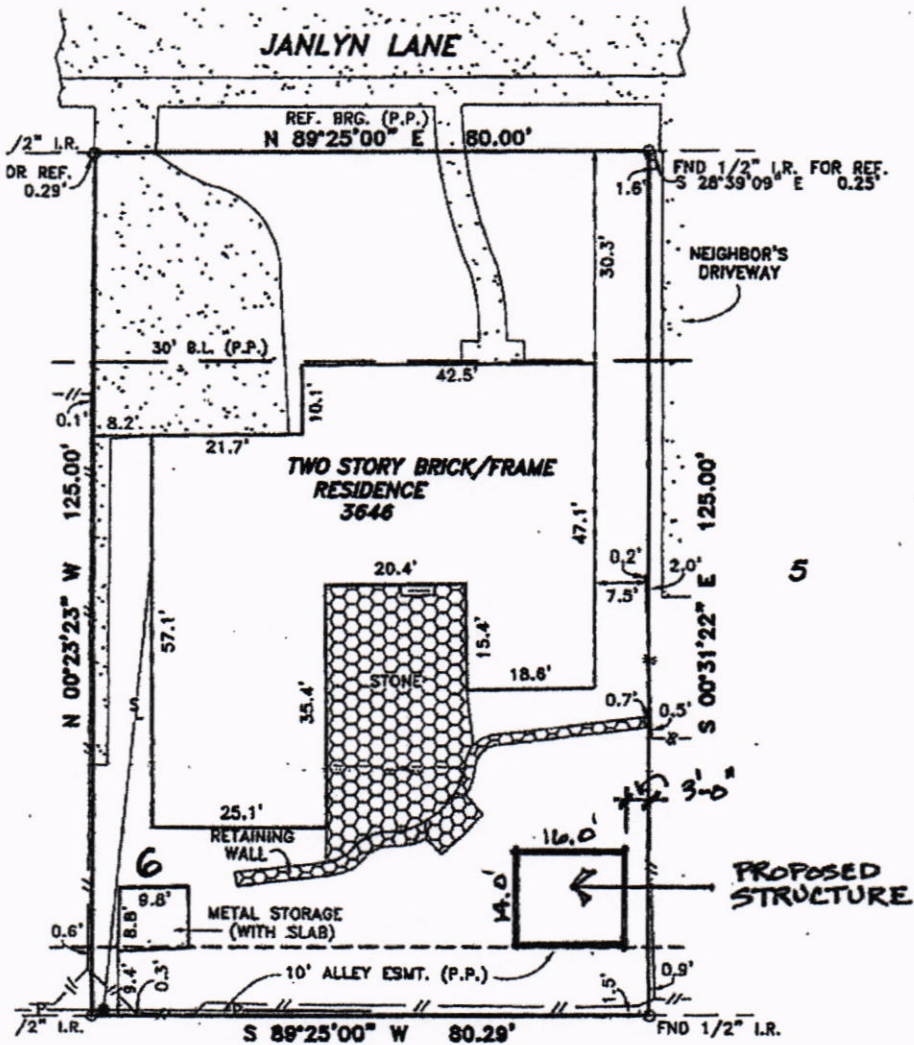
  
William P. Glancy, Mayor

**APPROVED AS TO FORM:**

  
Peter G. Smith, City Attorney  
(kbl04/30/13:60472)



### Exhibit "A"- SITE PLAN



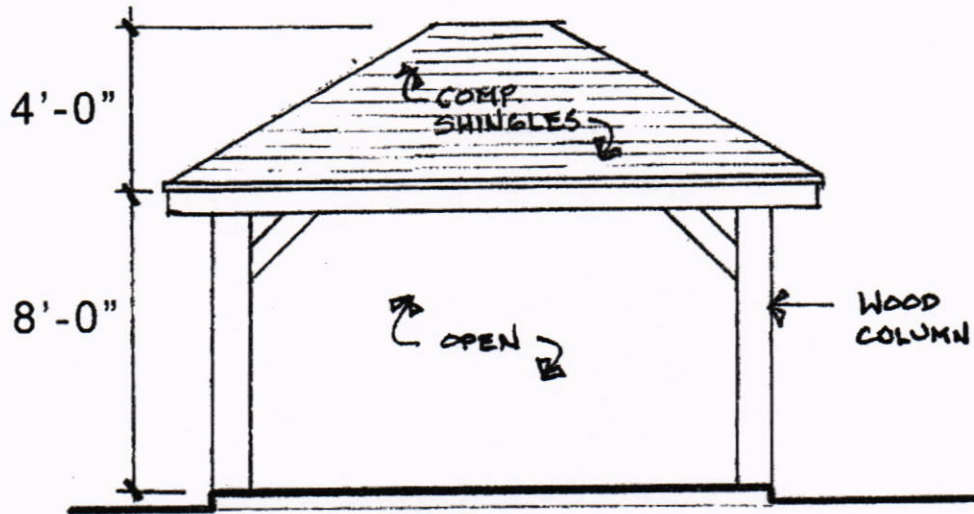
## SITE PLAN

**Note: The eave of the accessory building may project no greater than 18 inches into the required setback, which is 3 feet.**

SC: 1" = 20'-0"

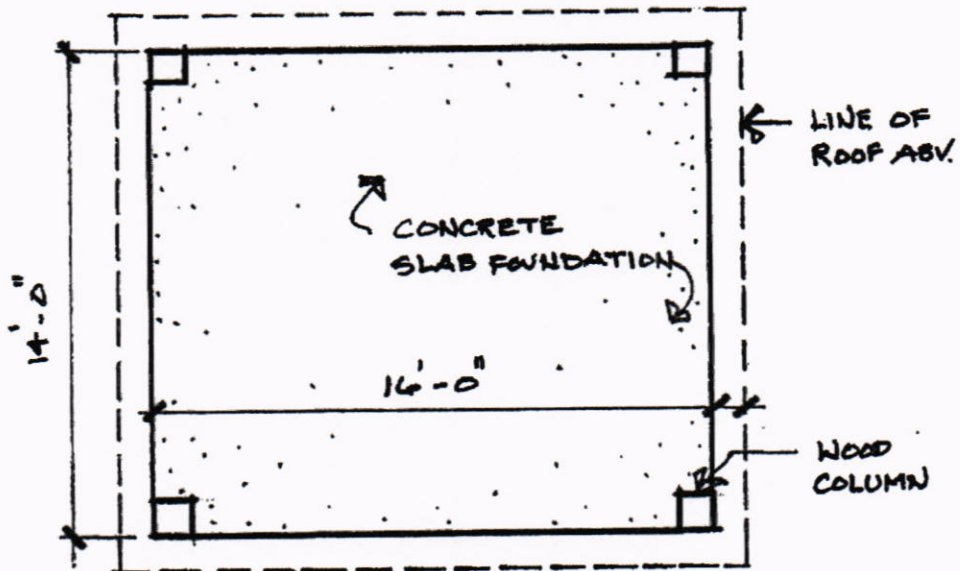


Ordinance No. 3228  
Exhibit "B" - ELEVATIONS



TYP. ELEVATION

SC: 1/4" = 1'-0"



FLOOR PLAN

224 S.F.

SC: 1/4" = 1'-0"